



SUBMETERING ORDINANCE

July 14, 2016

Beverly Hills Public Works Commission



Background

- Recommendation from Public Works Commission & City Council:
 - Amend the Building & Safety Code to require multi-family dwellings to have a separate water meter for each unit
- **Purpose:** Increase water conservation because individual customers are responsible for water bill
- **Considerations:** Implementation



Alternatives

Require new construction to :

- 1) Include individual water meters for each unit
 - a. City-installed on the public right-of-way
 - b. Read, billed and maintained by the City

OR

- 2) Install submeters for each unit
 - a. City-installed master meter
 - b. Submetering system installed on property owner-side
(installed, read, billed, maintained by property owner)



Metering



- Installed by City in public right-of-way
- Maintained, read, and billed by the City



Metering

Benefits	Concerns
City manages installation	Additional water meter installation and maintenance costs
	Additional customers to bill & manage
	Space in right of way
	Potential additional capacity fee costs for developer



Sub-metering

- One master meter installed by the City
 - Maintained, read, and billed by the City
- Property owner would be responsible for submeter system on property
 - Installed on each water line servicing individual units
 - Property owner would be responsible for maintenance, reading, and billing
 - Third-party vendors provide this service



Sub-metering

Benefits	Concerns
Fewer additional installation & maintenance costs for City	Burden placed on property owner
No impact on public right of way	City would not have access to tenant billing data



Metering vs. Submetering

	Metering	Sub-metering
Installation & Maintenance	Done by City	Done by Property Owner
Location of Installation	Public Right-of-Way	On property
Billing	Done by City	Done by Property Owner (or Third Party Vendor)



Examples

- City of San Diego Submetering Ordinance (2010)
 - Submetering required for all new multi-family residential & existing when entire interior piping is being replaced
 - Ordinance includes provisions for submeter billing
 - Similar ordinance in City of Long Beach
- City of Santa Monica (Updated 2015)
 - Ordinance requiring metering adopted in 1990
 - Requires meters for new multi-family units for 6 or fewer units; submetering for more than 6 units



Recommendation

- Recommend City Council adopt ordinance
 - Requiring installation of separate meters for new multi-family residential construction with 6 or fewer units
 - Requiring installation of submeter system for new multi-family residential construction with more than 6 units



ADDITIONAL QUESTIONS



Multi-family Residential Remodel

- Not advised to require submeter system for substantial remodel
 - Incentive for substantial remodels?



Commercial Properties

Existing Code: (Cal Green Building Standard Code; Section 5.303)

- For new buildings or additions in excess of 50,000 SF, submeters required for:
 - Individual tenants projected to use more than 100 gallons/per day
 - Large subsystems (i.e. cooling towers; evaporative coolers; steam boilers; hot-water boilers)
- Submeters required for any tenant within a new building or addition projected to consume more than 1,000 gallons per day



Considerations

- At construction, many developers do not have defined tenant spaces



Landscape Metering

2015 Model Water Efficient Landscape Ordinance

- Separate meter (either water purveyor-installed or private submeter) required for:
 - Non-residential irrigated landscapes between 1,000 – 5,000 SF
 - Residential irrigated landscapes of 5,000 SF or greater
- Became effective January 1, 2016



Considerations

- Currently: Separate Meters = Separate Accounts
 - Tier 1 rates for domestic and landscape meters
- Application of Capacity Fee & (if approved) Exaction Fee



Next Steps

- Present proposed Ordinance to Public Works Liaison and City Council